



22 EDWARDEL RD

NEEDHAM, MA 02492

\$2,375,000

150 Years

JOHN D WOOD & CO.

London, Country & International Property

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Set on a nearly half-acre lot in Needham's sought-after Bird's Hill neighborhood, this home offers over 4,900 square feet of finished living space across four levels. Designed for both entertaining and everyday living, the main level includes a livingroom, oversized diningroom, private office, a chef's kitchen with Wolf cooktop, granite counters, and large eat-in area, a spacious fireplaced family room, half bath, and laundry room. The second floor features five bedrooms and three full baths, including a well-appointed primary suite, while the finished third floor adds over 600 square feet of flexible space perfect as a sixth bedroom and playroom.

Garage Count: 2 Car Garage,
Sewer: Public,
Fireplace Count: 1 Fireplace,
Cooling: Central A/C,
Heating Type: Forced Air,
Water: City Water

\$2,375,000



A walk-out lower level provides additional living area and direct access to a fabulous fenced-in yard abutting conservation land, creating privacy and room to enjoy the outdoors. With a two-car garage, storage galore and close proximity to Mitchell School, this is a rare opportunity in one of Needham's most desirable neighborhoods.



